



PREPARED BY:

JN. 728.31

APPLICANT



SITE INFORMATION

ESSEX

APPROVALS

ISSUE DATE

03/17/14

Construction Review

REVISIONS

Job Number: JN. 728.315	Drawn By: JA
Scale: 1" = 30'	Checked By: CWW

SHEET	TITLE
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TOPOGRAPHIC SURVEY

LS-1

BASIS OF BEARINGS:

THE CENTERLINE OF SUNFLOWER AVENUE, BEING SOUTH 00°19'45" EAST
PER TRACT NO. 26826, M.B. 690/21-23, RECORDS OF LOS ANGELES
COUNTY.

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 8426-016-033

AREA:

1.20± ACRES PER LOS ANGELES COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 718"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 718" AS SHOWN ON THE "SAN DIMAS" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 720.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE
REPORT NO. 08021708, DATED AS OF FEBRUARY 19, 2014.

EASEMENT NOTES

EASEMENT(S) SHOWN HEREON ARE PER COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 08021708, DATED AS OF FEBRUARY 19, 2014.

3 AN EASEMENT FOR CONDUITS AND LATERALS, RECORDED IN BOOK 1010, PAGE 223 OF DEEDS AND RECORDED IN BOOK 1023, PAGE 81 OF DEEDS. (EXACT LOCATION NOT GIVEN IN DOCUMENTS)

④ AN EASEMENT GRANTED TO CITY OF COVINA FOR SLOPE, RECORDED FEBRUARY 19, 1980, AS INSTRUMENT NO. 80-167617 OF OFFICIAL RECORDS AND RE-RECORDED JUNE 4, 1980, AS INSTRUMENT NO. 80-545937 OF OFFICIAL RECORDS.

5 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
FOR UTILITIES, RECORDED MARCH 9, 1989, AS INSTRUMENT NO.
89-371129, OFFICIAL RECORDS. (CONTAINED WITHIN BADILLO ST. AND
SUNFLOWER AVE.)

⑥ DEDICATION OF RIGHT TO RESTRICT VEHICULAR ACCESS, RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 89-410813, OFFICIAL RECORDS.

⑦ DEDICATION OF RIGHT TO RESTRICT VEHICULAR ACCESS, RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 89-410814, OFFICIAL RECORDS.

8 AN EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR PUBLIC
ROAD AND HIGHWAY, RECORDED NOVEMBER 27, 2013, AS INSTRUMENT NO.
20131691150, OFFICIAL RECORDS. (CONTAINED WITHIN BADILLO ST.
AND SUNFLOWER AVE.)

○ DENOTES ITEM PLOTTED HEREON

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT 350, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTER LINE OF SAID SUMMITER AVENUE WITH THE SOUTHERLY RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, SAID POINT IS SHOWN ON COUNTY SURVEYOR MAP NO. C.S.B. 944 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 00°16'55" WEST ALONG SAID CENTER LINE, 165 FEET; THENCE SOUTH 58°23'30" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF SAID PACIFIC ELECTRIC RAILWAY COMPANY, 409.75 FEET; THENCE NORTH 00°16'55" WEST PARALLEL WITH THE EASTERLY BOUNDARY OF LOTS 3 AND 4 AFOREMENTIONED, 165 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID PACIFIC ELECTRIC RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 58°23'30" EAST 409.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY
LINE OF THE EAST 20 FEET OF SAID LOTS.

EXCEPTING THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED IN BOOK 10, PAGE 39 OF DEEDS.

DATE OF SURVEY:

MARCH 11, 2014

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

SEE SHEET LS-2 FOR SITE DETAILS





PREPARED BY:

AND ASSOCIATES, INC.

3188 AIRWAY AVENUE, SUITE K1

728.315



SITE INFORMATION

APPROVALS

ISSUE DATE

Construction Review

Job Number: JN. 728.315	Drawn By: JA
Scale: 1" = 10'	Checked By: CWW

TOPOGRAPHIC SURVEY












LS-2



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

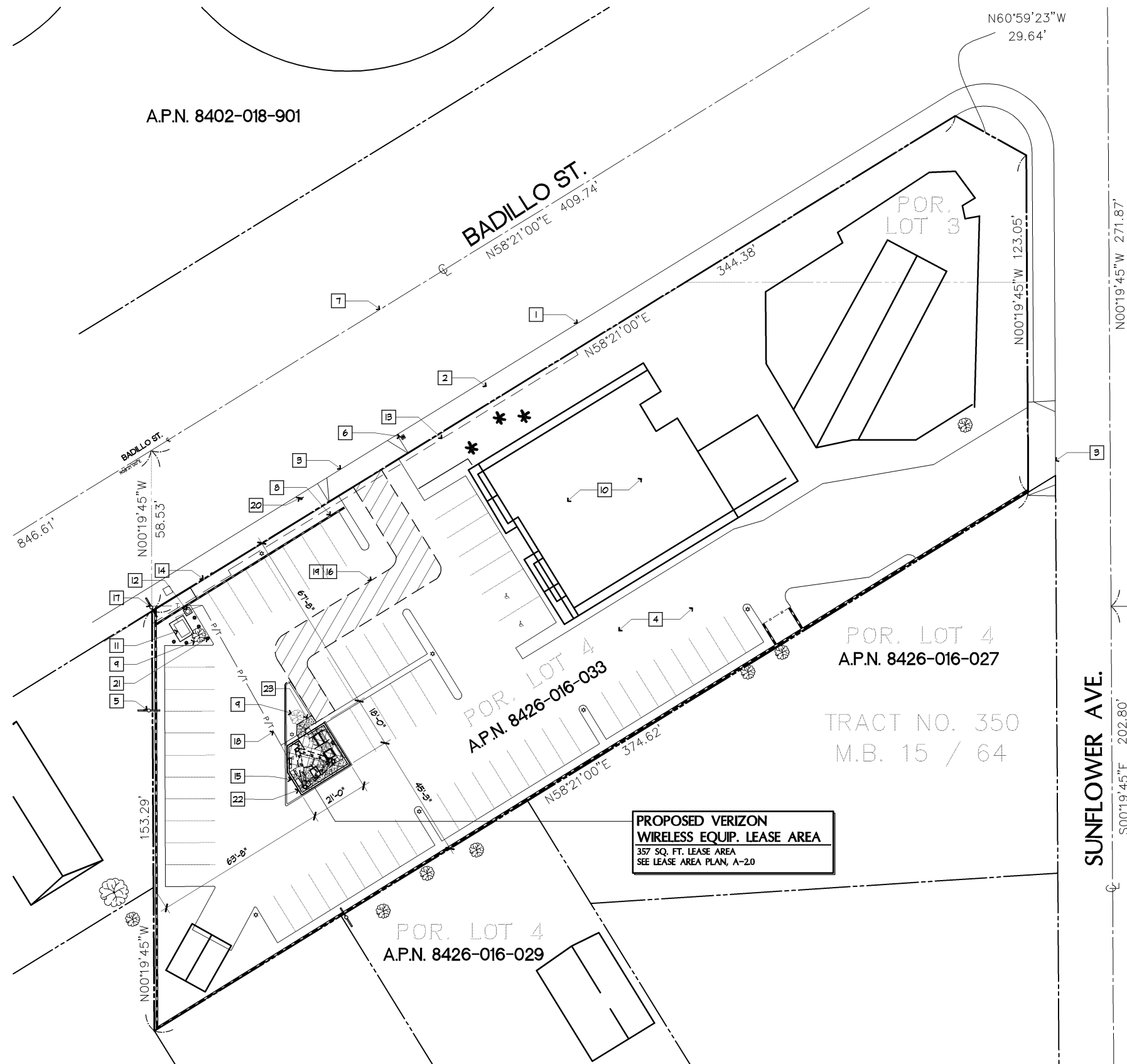


BLD	BOLLARD
BLD	BUILDING
BWD	BACK OF WALK
CPW	CONCRETE PAVEMENT
DOOR	DOOR
EOC	EDGE OF CONCRETE
EVL	ELECTRICAL VAULT
FD	FOUND
FS	FIRE HYDRANT
FH	FINISHED SURFACE
GAP	GUY ANCHOR
HCP	HANDICAP PARKING
HOUSE	HOUSE
ISFW	INSIDE FACE OF WALL
L&T	LEAD AND TACK
LTT	LEAD, TACK, AND TAG
NG	NATURAL GROUND
PO	POP OUT
RFL	ROOF LINE
S&W	SPIKE AND WASHER
STR	STORAGE CONTAINER
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TP	TOP
TR	TREE
TRGRP	TREE GROUP
TRN	TRANSFORMER
TRPM	PALM TREE
TSBP	TRAFFIC SIGNAL PULL BOX
TP	TOP OF WALL
UTW	UTILITY POLE
WTKN	WATER TANK
YL	YARD LIGHT

	BLOCK WALL
	BOLLARD
	CENTERLINE
	FIRE HYDRANT
	FOUND MONUMENT
	GUY ANCHOR
	HANDICAP PARKING
	TRAFFIC SIGNAL PULL BOX
	UTILITY POLE
	WROUGHT IRON FENCE
	YARD LIGHT

SCALE: 1" = 10'

10' 0' 5' 10' 20'



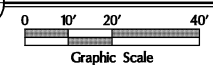
KEY NOTES:

1. EXISTING CURB
2. EXISTING CONCRETE SIDEWALK
3. EXISTING CURB CUT & DRIVEWAY
4. EXISTING ASPHALT PAVED PARKING LOT
5. EXISTING UTILITY POLE
6. EXISTING UTILITY
7. EXISTING STREET CENTERLINE
8. EXISTING BLOCK WALL
9. EXISTING TREE, TYP.
10. EXISTING BUILDING
11. EXISTING TRANSFORMER #F587913 POINT OF CONNECTION FOR POWER
12. PROPOSED METER PEDESTAL, SEE ENLARGED PLAN 3/ A-2.0
13. EXISTING EASEMENT, SEE TOPOGRAPHIC SURVEY LS-1 & LS-2
14. EXISTING PROPERTY LINE
15. EXISTING TREE, TO BE REMOVED, SEE I/ A-2.0
16. EXISTING ASPHALT DRIVE
17. EXISTING UTILITY POLE #147215E & POINT OF CONNECTION FOR TELCO
18. PROPOSED UNDERGROUND POWER AND TELCO TRENCH
19. PROPOSED VERIZON WIRELESS NON-EXCLUSIVE 12' WIDE VEHICULAR PATH OF ACCESS INTO PARKING SPACE
20. EXISTING FIRE HYDRANT
21. EXISTING BOLLARDS
22. PROPOSED VERIZON WIRELESS LEASE AREA
23. PROPOSED VERIZON WIRELESS 3' WIDE PEDESTRIAN PATH OF ACCESS TO LEASE AREA

1
A-1.0

SITE PLAN

SCALE: 1"= 20'-0"



C.R. CARNEY
ARCHITECTS

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Tustin, California 92780-2711
(714) 665-9500
Fax (714) 665-9501



APPLICANT



15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, California 92618
(949) 286-7000

SITE INFORMATION

ESSEX

4337 N Sunflower Avenue
Covina, CA 91724

APPROVALS

DEPARTMENT	INITIALS	DATE
LANDLORD:		
ZONING:		
VZW SITE ACQ:		
VZW RF:		
VZW INTERCONNECT:		
VZW UTILITY COORD:		
VZW CONST. MGR:		
VZW PROJ. MGR:		

REVISIONS

△	Description	Date
0	Client Review - 90% ZDs	4/03/14
1	Client Review - 100% ZDs	4/13/14
2	Aerial Easement Add - 100% ZDs	4/18/14
3	RRU Add - 100% ZDs	4/21/14
4	Client Comments - 100% ZDs	8/27/14

Job Number:	1356H	Drawn By:	M.A.
Walk Date:	02/27/14	Checked By:	U.C.

SHEET TITLE

SITE PLAN

A-1.0





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VZW CONST. MGR:		
VZW PROJ. MGR:		

REVISIONS

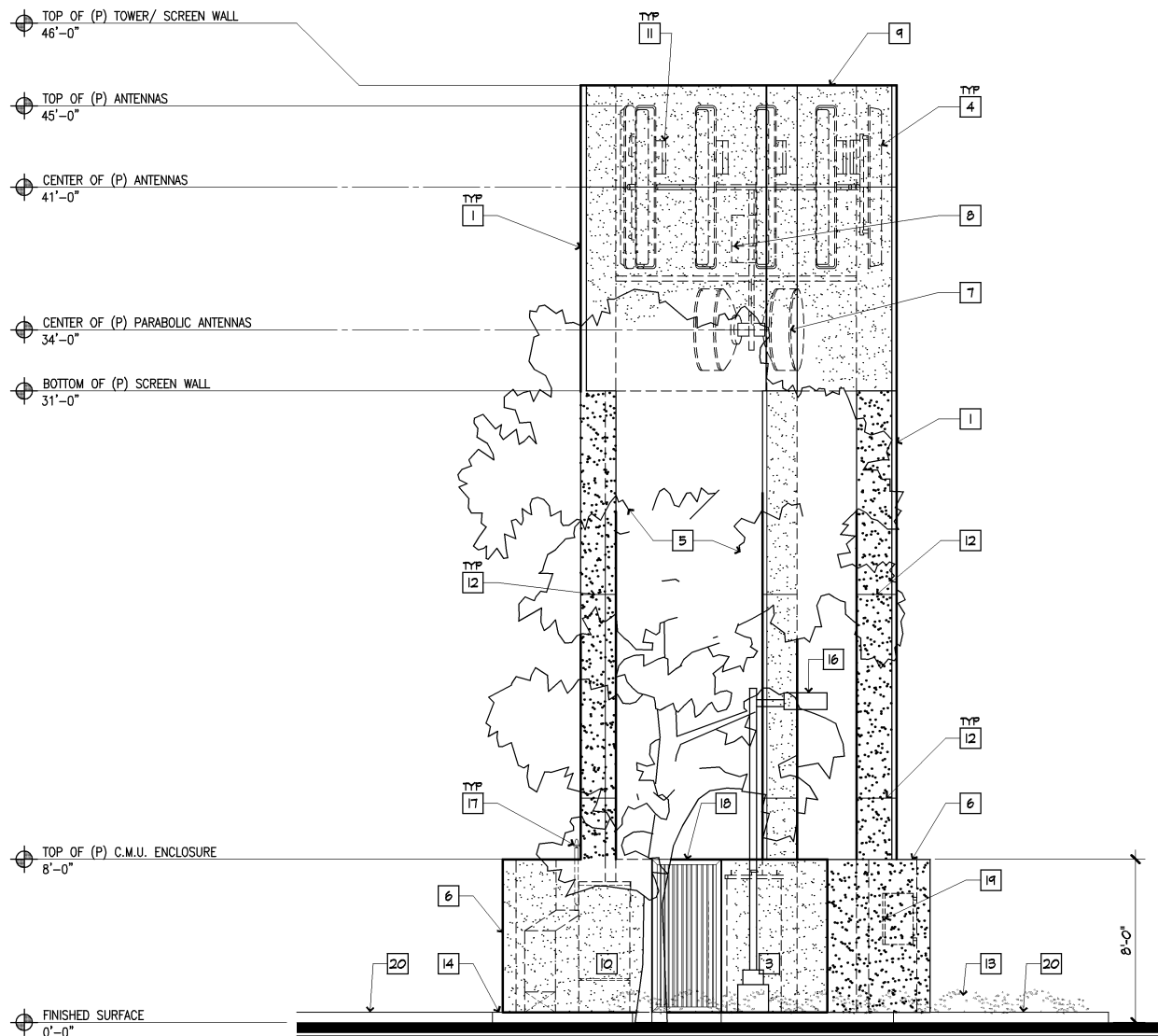
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2	Aerial Easement Add - 100% ZDs	4/18/14
3	RRU Add - 100% ZDs	4/21/14
4	Client Comments - 100% ZDs	8/27/14

Job Number:	1356H	Drawn By:	M.A.
Walk Date:	02/27/14	Checked By:	U.C.

SHEET TITLE

ELEVATIONS

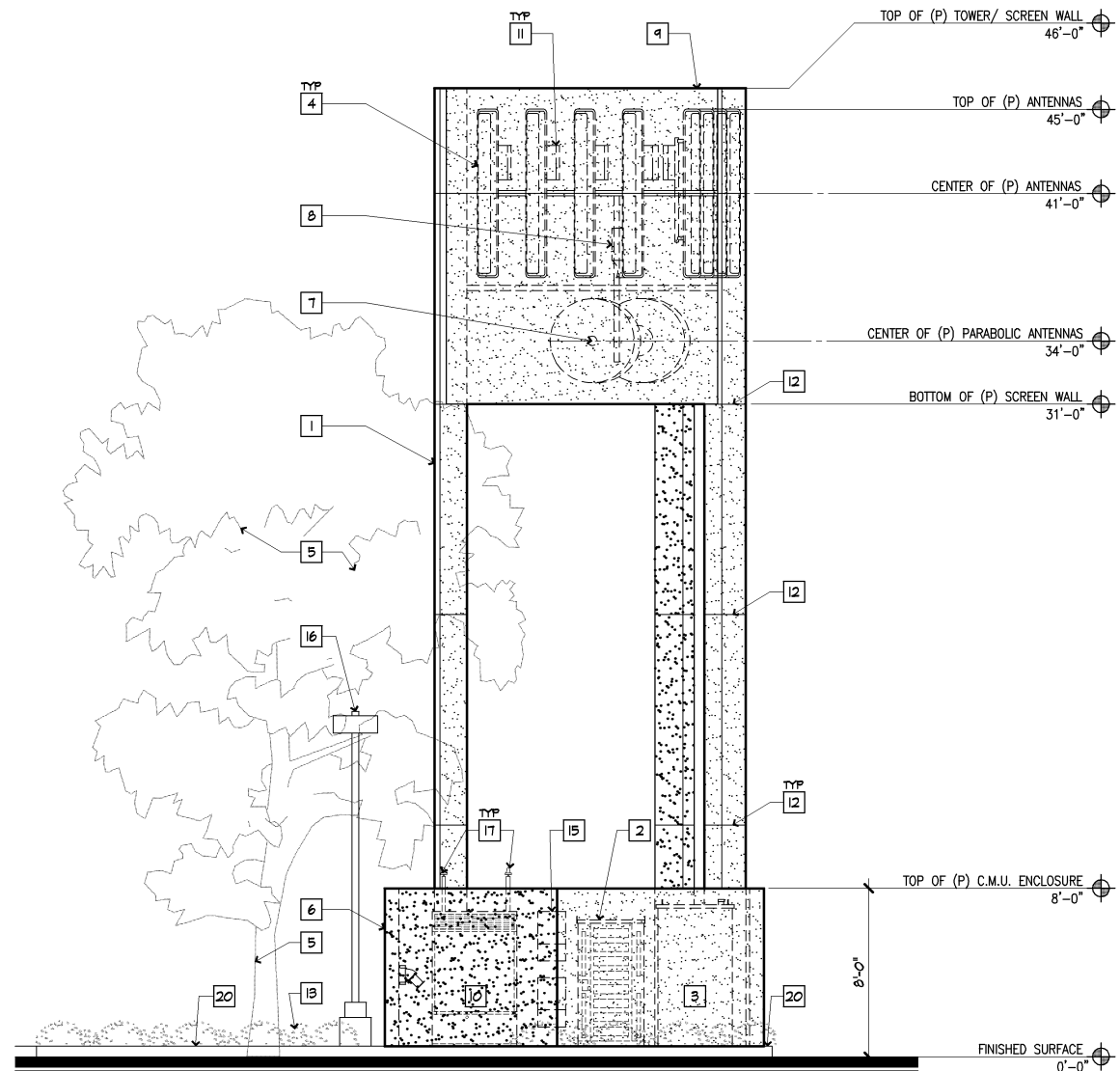
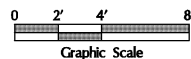
A-3.0



2
A-3.0

NORTHWEST ELEVATION

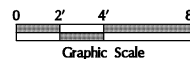
SCALE: 1/4"=1'-0"



1
A-3.0

SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"



KEY NOTES:

1. PROPOSED TOWER POST
2. PROPOSED VERIZON WIRELESS UL LISTED BATTERY CABINET MOUNTED TO NEW CONCRETE PLINTH
3. PROPOSED VERIZON WIRELESS STANDBY GENERATOR MOUNTED ON CONCRETE PLINTH
4. PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (4) PER SECTOR, (3) SECTORS TOTAL
5. EXISTING TREE TO BE REMAIN
6. PROPOSED 8'-0" HIGH CMU BLOCK WALL WITH CEMENT PLASTER ON EXTERIOR FACE W/ C.I. SECURITY LID AND VINYL SLATS
7. PROPOSED (2) VERIZON WIRELESS 4' DIA. PARABOLIC ANTENNA DISH, MOUNTED TO PROPOSED STEEL FRAME
8. PROPOSED RAYCAP OVP BOX (2) TOTAL, MOUNTED TO TOP OF PROPOSED STEEL FRAME
9. PROPOSED ANTENNA SCREEN, FINISH TO MATCH EXISTING BUILDING
10. PROPOSED VERIZON WIRELESS UL LISTED RADIO EQUIPMENT CABINET, MOUNT TO NEW CONCRETE PLINTH
11. PROPOSED VERIZON WIRELESS RRU'S, (4) PER SECTOR, (3) SECTORS TOTAL MOUNTED BEHIND NEW PANEL ANTENNAS
12. PROPOSED CONTROL JOINT
13. PROPOSED LANDSCAPE PLANTERS
14. PROPOSED CONCRETE CURB
15. PROPOSED RAYCAP OVP BOX (2) TOTAL STACK MOUNTED TO PROPOSED 8'-0" HIGH CMU BLOCK WALL
16. EXISTING LAMP POST TO REMAIN
17. PROPOSED (2) CABINET MOUNTED VERIZON WIRELESS G.P.S. ANTENNAS
18. PROPOSED 4' WIDE STEEL FRAMED GATE W/4016 CORRUGATED METAL PANELS, PAINT TO MATCH ENCLOSURE WALLS
19. PROPOSED TELCO CABINET MOUNTED TO PROPOSED C.M.U. WALL
20. EXISTING CONCRETE CURB



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VZW PROJ. MGR:		

REVISIONS

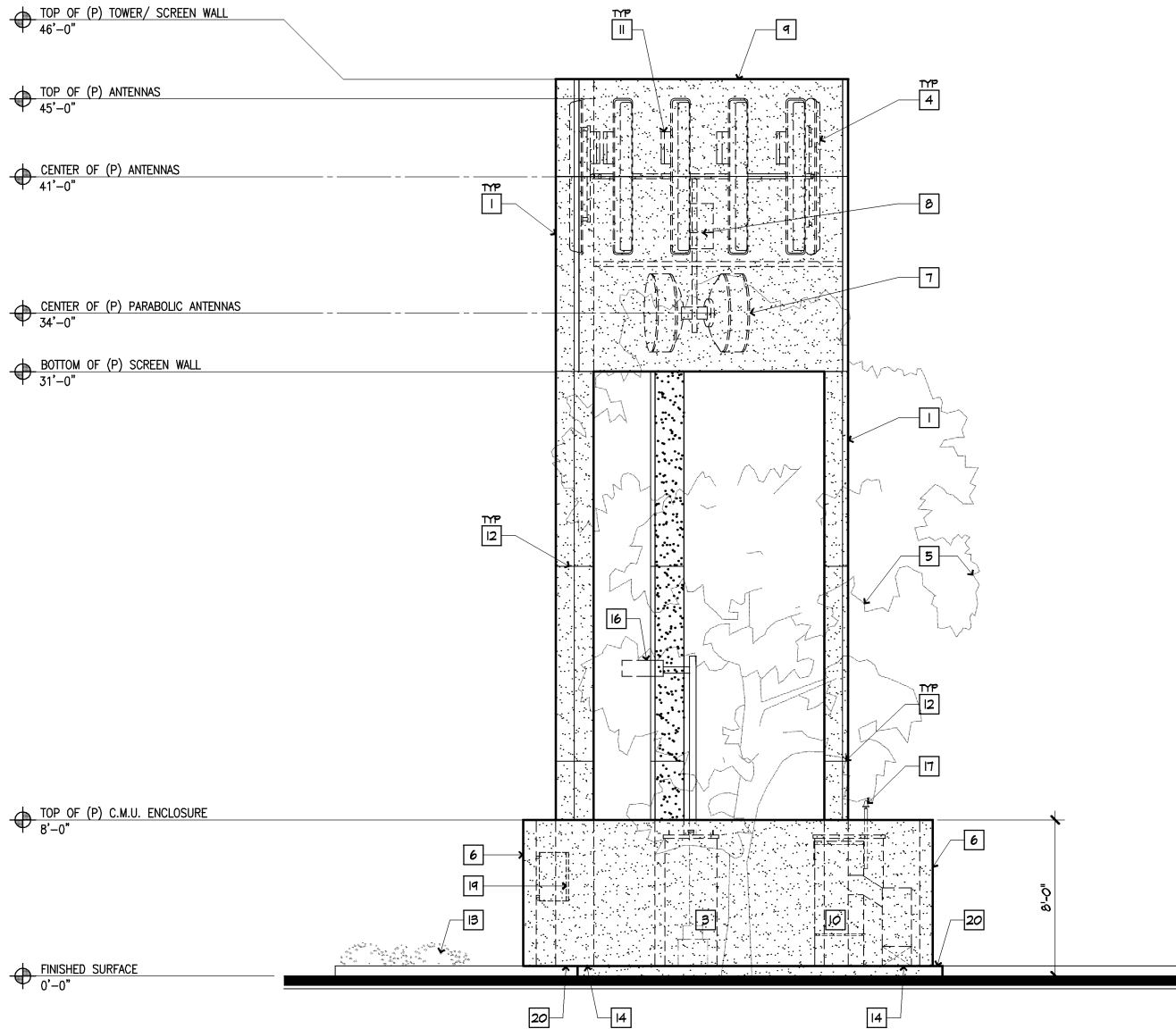
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Walk Date:	02/27/14	Checked By:	U.C.

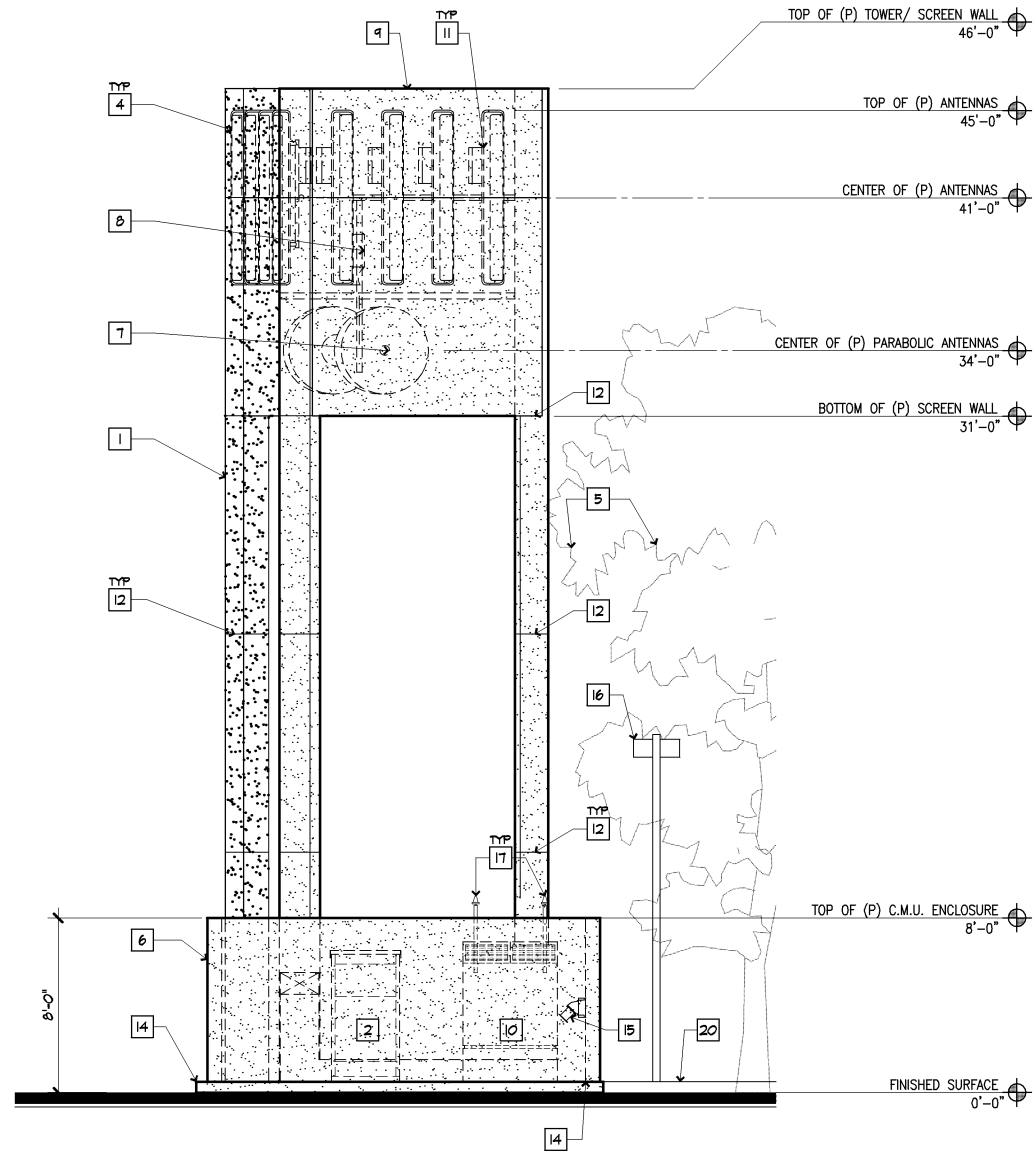
SHEET TITLE

ELEVATIONS

A-3.1



2
A-3.1
SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"
0 2' 4' 8'
Graphic Scale



1
A-3.1
NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"
0 2' 4' 8'
Graphic Scale

* KEY NOTES:

- PROPOSED TOWER POST
- PROPOSED VERIZON WIRELESS U.L. LISTED BATTERY CABINET MOUNTED TO NEW CONCRETE PLINTH
- PROPOSED VERIZON WIRELESS STANDBY GENERATOR MOUNTED ON CONCRETE PLINTH
- PROPOSED VERIZON WIRELESS PANEL ANTENNAS, (4) PER SECTOR, (3) SECTORS TOTAL
- EXISTING TREE TO BE REMAIN
- PROPOSED 8'-0" HIGH CMU BLOCK WALL WITH CEMENT PLASTER ON EXTERIOR FACE W/ G.L. SECURITY LID AND VINYL SLATS
- PROPOSED (2) VERIZON WIRELESS 4' DIA. PARABOLIC ANTENNAS, MOUNTED TO PROPOSED STEEL FRAME
- PROPOSED RAYCAP OVP BOX (2) TOTAL, MOUNTED TO TOP OF PROPOSED STEEL FRAME
- PROPOSED ANTENNA SCREEN, FINISH TO MATCH EXISTING BUILDING
- PROPOSED VERIZON WIRELESS U.L. LISTED RADIO EQUIPMENT CABINET, MOUNT TO NEW CONCRETE PLINTH
- PROPOSED VERIZON WIRELESS RRUs, (4) PER SECTOR, (3) SECTORS TOTAL MOUNTED BEHIND NEW PANEL ANTENNAS
- PROPOSED CONTROL JOINT
- PROPOSED LANDSCAPE PLANTERS
- PROPOSED CONCRETE CURB
- PROPOSED C.M.U. WALL MOUNTED GENERATOR APPLETON PLUG
- EXISTING LAMP POST TO REMAIN
- PROPOSED (2) CABINET MOUNTED & (2) C.M.U. WALL MOUNTED VERIZON WIRELESS G.P.S. ANTENNAS
- PROPOSED 4' WIDE STEEL FRAMED GATE W/4016 CORRUGATED METAL PANELS, PAINT TO MATCH ENCLOSURE WALLS
- PROPOSED TELCO CABINET MOUNTED TO PROPOSED C.M.U. WALL
- EXISTING CONCRETE CURB